GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration & Urban Development Department – Ramanayyapet Gram Panchayat – Change of Land use from Agricultural use to Residential use and Central Commercial use in respect of Sy.No.281, 282 to an extent of Ac.6.94 cents in Sy.No.281/P in Block (A) to an extent of Ac.3.15 cents from Agricultural use to Residential use and CLU from Agricultural use to Central Commercial use in Sy.No.281/P, 282 in Block B to an extent of Ac.3.70 cents of Ramanayyapet GP, Kakinada Rural Mandal, E.G. District – Draft Variation – Confirmation Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.MS.No. 100 **Dated: 27-04-2016**

Read the following:-

1. From the DTCP, A.P., Hyderabad, Letter Roc.No.566/2014/R1, dated:07.03.2015.
2. Government Memo.No.3725/H1/2015, MA&UD (H1) Department, dated:30.06.2015.
3. From the DTCP, A.P., Hyderabad, Letter Roc.No.566/ 2014/R1, dated:27.06.2015.
4. Govt. Memo.No.3725/H1/2015, MA&UD (H1) Department, Dated:15.12.2015
5. From the DTCP, A.P., Guntur, Lr.Roc.No.566/2014/R1, dated:06.01.2016
6. Govt. Memo No.11411/I2/2012, Dated:30.06.2012.
7. Govt. Memo No.3725/H1/2015, MA&UD (H1) Department, dated:18.01.2016.
8. Andhra Pradesh Gazette No.39, Part-I, dated:22.01.2016.
9. From the DTCP, AP, Guntur, Lr.Roc.No.566/2015/R1, dated:31.03.2016.

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ORDER:

The draft variation to the land envisaged in Kakinada General Town Planning Scheme, issued in reference 7th read above, was published in Extraordinary Andhra Pradesh Gazette No.39, Part-I, Dt:22.0.2016. The Director of Town & Country Planning, Andhra Pradesh, Guntur in the reference 9th read above has informed that the Panchayat Secretary, Ramanayyapeta Gram Panchayat has published the draft variation notification in two Daily News papers i.e., one in Deccan Chronicle in English version and one in Praja Sakthi in Telugu version. On publication of notification, no suggestions / objections received from the public within the stipulated time and also informed that the applicant has paid an amount of Rs.4,90,808/- towards development / conversion charges. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Hyderabad.
The Director of Town and Country Planning, Andhra Pradesh, Guntur.
The Panchayath Secretary, Ramanayyapet Gram Panchayat,
Kakinada Rural Mandal, E.G. District.

(P.T.O.)

Copy to:

The individual through the Panchayath Secretary, Ramanayyapet Gram Panchayat, Kakinada Rural Mandal, E.G. District.

The District Collector, East Godavari District, Kakinada.

SF/SC.

// FORWARDED : BY ORDER //

SECTION OFFICER

APPENDIX

NOTIFICATION

The following variation to the Kakinada General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.381 MA., dated:10.09.1975, proposed in exercise of the powers conferred by clause (a) under sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site, in S.No.281, 282 to an extent of Ac.6.94 cents (Agriculture to Residential – Ac.3.15 cents) (Agriculture to Commercial – Ac.3.70 cents) of Ramanayyapet Gram Panchayat, Kakinada Mandal. The boundaries of which are shown in the schedule hereunder and which is earmarked for Agricultural use in the General Town Planning Scheme (Master plan) of Kakinada sanctioned in G.O.Ms.No.381 MA., dated:10.09.1975 is now designated for Residential and Commercial use by variation of change of land use and also based on the Council Resolution No.113, dated:07.01.2015 as marked "A to G" for Agricultural to Residential use and as marked "E to M" clock wise for Agricultural to Central Commercial use in the revised part proposed land use map G.T.P.No.2/2016/R2 available in the Panchayath Office, Ramanayyapet Gram Panchayat, Kakinada Rural Mandal, E.G. District, **subject to the following conditions that;**

1. The applicant shall obtain prior technical clearance from competent authority before commencement of any developmental activity at the site under reference.
2. The provisions of category B2 of Table II of Rule 4 of A.P. Building rules 2012 issued vide G.O.Ms.No.168, MA dt:7.4.2012 shall be scrupulously followed.
3. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.

Contd….3

8. The applicant shall handover the road widening portion (363.48 sq.mts +259.03 sq.mts = 622.51 sq.mts) to the Gram Panchayath through registered gift deed at free of cost.
9. The applicant shall pay the development / conversion charges to Gram Panchayat.
10. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	L.P No.75/2001 House Plots & Vacant site.
East	:	Jewel Meadows Gated Community.
South	:	Sarpavaram Road
West	:	Existing Road and other's site.

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER